PREPARED BY
TOM G. COLEMAN, JR.
ATTORNEY AT LAW
1720 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8000.00

Louise N. Watson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF February 1970.

Doy B. Tallent
Notary Public

MY COMMISSION EXPIRES: May 22, 1973
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Tom G. Coleman, Jr., Attorney at Law, 1720 Parkway Towers, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mrs. Louise N. Watson (NAME)	New Owner (NAME)	Map 92-13
3409 Elkins Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 345
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	11W-71340

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, J. B. Woodin and wife, Mary Francis Woodin,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mrs. Louise N. Watson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 113 on the Map of Hortense Place as of record in Book 161, Page 167, of the Register's Office for said County.

Said Lot No. 113 fronts 50 feet on the southerly side of Elkins Avenue, formerly 2nd Avenue, and extends back southerly, between parallel lines, the easterly line being about 143 feet and the westerly line about 140 feet to an alley in the rear.

Being the same property conveyed to J. B. Woodin and wife, Mary Francis Woodin, by deed from Elease F. Maddox, etal, as of record in Book 4390, Page 5, Register's Office for Davidson County.

This conveyance is made subject to all applicable Metropolitan Government planning and zoning regulations.

This is unimproved ( ) improved (X) property, known as 3409 Elkins Avenue (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 13th day of February, 1970

J. B. Woodin

Mary Frances Woodin

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Don B. Tolbert, a Notary Public in and for said County and State, the within named J. B. Woodin and wife, Mary Francis Woodin,

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of February 19 70

Commission expires May 27, 1973

Don B. Tolbert
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
J. B. Woodin etux

TO
Mrs. Louise N. Watson

A 68889

IDENTIF. REFERENCE

FEB 17 3 41 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB 17 70	CONV	*8,000.00			
FEB 17 70	S'TAX		A*	20.80	
FEB 17 70	PR'FEE		A*	.50	
FEB 17 70	W'DEED		A*	3.00	* 24.30

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.